



A G E N D A

City of Flagstaff BOARD OF ADJUSTMENT

8:00 AM – Wednesday, July 19, 2006

Flagstaff City Hall, **Council Conference Room**, 211 W. Aspen Avenue

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Suzanne Brown at 928-779-7632, ext. 7202 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

CALL TO ORDER

COMMISSION MEMBERS:	Steve Drumright, Chair Steve Ruble, Vice,-Chair Armando Bernasconi, Board Member Jennifer Graves, Board Member David Monihan, Board Member
CITY COUNCIL LIAISON:	Joseph Donaldson, Mayor
CITY STAFF:	Roger Eastman, Staff Liaison Michelle Tanaka, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

B. APPROVAL of MINUTES.

1) Regular Meeting of June 21, 2006

C. ANNOUNCEMENTS

(Informal Announcements, Reconsiderations, Scheduling, Future Agenda Items)

II. OLD BUSINESS

(Continued, postponed, and tabled items.)

None.

III. NEW BUSINESS

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1. Abbott Residence

Address:	77 West Seperation Canyon Trail
Application Type:	Variance to Setback Bulk Standards
Property Owner:	Jerry Abbott
Applicant:	Jerry Abbott
Application Number:	BOA 06-003
City Staff:	Nathan Cain
RECOMMENDED ACTION:	Denial

A request for a variance from Section 10-05-002-0001 regarding Detached Single-Family Bulk Standards, Covered Parking Setback Requirements, in the R1, Single-Family Detached Development Zoning District. The applicant is requesting to place a side-loading garage fifteen (15) feet from the front property line, rather than twenty-five (25) feet as required by the Land Development Code.

8-18

2. Connell Residence

Address:	5120 E. Mount Pleasant Drive
Application Type:	Variance to Setback Requirements
Property Owner:	Joe and Leslie Connell
Application Number:	BOA 06-004
City Staff:	Gilbert Smaby
RECOMMENDED ACTION:	Approve with Conditions

A request for a variance from Section 10-02-005-0005 D.4A regarding Detached Single-Family Minimum Yard Areas, Covered Parking Setback Requirements located at 5120 E. Mount Pleasant Dr. APN# 117-18-003 in the R1-E, Single-family Residential District Established Zoning District. The applicant proposes to place a side-loading garage seventeen and a half (17.5') feet from the front property line, rather than twenty-five (25) feet as required by the Land Development Code.

3. Presentation on Form Based Codes by Roger Eastman, AICP Community Code Administrator.

IV. ADJOURNMENT